

Ordinance No. 120792

Council Bill No. 114145

AN ORDINANCE vacating the alley in Block 23,
Squire's Lakeside Addition, on the
petition of Gil Centioli. (Clerk File
299263)

CF No. _____

| | | |
|---|--|--|
| Date Introduced: <u>APR 8 2002</u> | | |
| Date 1st Referred: <u>APR 8 2002</u> | To: (committee) <u>CONLIN</u> | |
| Date Re - Referred: | To: (committee) <u>TRANSPORTATION</u> | |
| Date Re - Referred: | To: (committee) | |
| Date of Final Passage: <u>5-6-02</u> | Full Council Vote: <u>7-0</u> | |
| Date Presented to Mayor: <u>5-7-02</u> | Date Approved: <u>5/13/02</u> | |
| Date Returned to City Clerk: <u>5/13/02</u> | Date Published: <u>2PM</u> | T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/> <u>Ke</u> |
| Date Vetoes by Mayor: | Date Veto Published: | |
| Date Passed Over Veto: | Veto Sustained: | |

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: 1

Committee Action:

4/30/02 Unanimously approved 7-0
Conlin, Mi

5-6-02 Passed 7-0 (Excused: Conlin)

This file is complete and ready for presentation to Full Council. Com

Law Department

Law Dept. Review

OMP
Review

PF
City Clerk
Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

Richard Conlin

Councilmember

Committee Action:

4/30/02 Unanimously approved 9-0

Conlin, McIsaac, Willis

5-6-02 Passed 7-0 (Excused: Conlin, Drago)

This file is complete and ready for presentation to Full Council.

Committee:

RC 4/30/02

(initial/date)

Law Department

Law Dept. Review

OMP
Review

PF
City Clerk
Review

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NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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ORDINANCE 120792

AN ORDINANCE vacating the alley in Block 23, Squire's Lakeside Addition, on the petition of Gil Centioli. (Clerk File 299263)

WHEREAS, there has been filed with the City Council the petition of Gil Centioli (Clerk File 299263), for the vacation of the alley in Block 23, Squire's Lakeside Addition, as herein fully described; and

WHEREAS, following a public hearing on said petition, which commenced on January 20th, 1995, said petition was conditionally granted; and

WHEREAS, pursuant to Section 35.79.030, RCW, Seattle Municipal Code Chapter 15.62, the petitioner has paid \$44,000 to the City, which amount is one-half the appraised value of the property approved for vacation, according to an appraisal obtained by the Director of Seattle Transportation;

Now, Therefore;

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That

the alley in Block 23, Squire's Lakeside Addition, as per plat recorded in Volume 11 of Plats, page 50, Records of King County, Washington, being the alley in the block between Rainier Avenue South and 36th Avenue South, from South Genesee Street to South Oregon Street;

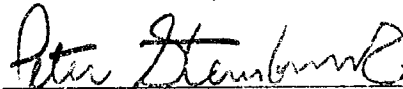
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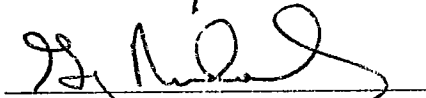
1 be and the same are hereby vacated; also RESERVING to the City of Seattle the right to
2 make all necessary slopes for cuts or fills upon the above-described property in the
3 reasonable original grading of any rights-of-way abutting upon said property after said
4 vacation.

5 Section 2. This ordinance shall take effect and be in force thirty (30) days from and
6 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
7 (10) days after presentation, it shall take effect as provided by Municipal Code Section
8 1.04.020.

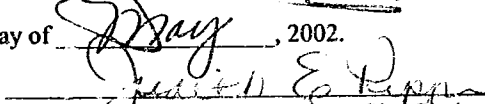
9 PASSED by the City Council of the City of Seattle this 6th day of
10 May, 2002, and signed by me in open session in authentication of its passage
11 this 6th day of May, 2002.


President of the City Council

12 Approved by me this 13 day of May, 2002.


Mayor

14 Filed by me this 13th day of May, 2002.


City Clerk

17 (Seal)



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City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

March 28, 2002

Honorable Peter Steinbrueck
President,
Seattle City Council
Municipal Building, 11th Floor

Dear Council President Steinbrueck:

I am transmitting the attached ordinance for Council consideration.

This legislation vacates the alley in 23, Squire's Lakeside Addition, being the alley bounded by Rainier Avenue South, South Genesee Street, 36th Avenue South and South Oregon Street (Clerk File 299263). The petition was filed by Gil Centioli. The City Council granted conditional approval of the vacation in 1995.

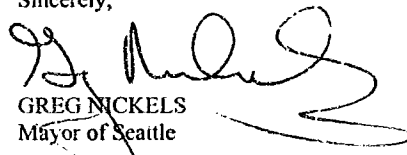
Gil Centioli proposed the alley vacation and redevelopment of the block for a project that includes a 15,000 square foot drug store, occupied by Walgreen's, and two smaller buildings of 8,100 and 1,480 square feet. A Tuller's coffeehouse occupies one of the smaller buildings at the corner of Rainier Avenue South and South Genesee Street. The remaining building located on South Oregon Street is leased as office space.

The City Council raised significant design issue questions related to pedestrian character and amenities but allowed the Design Review Board to make the design decisions with specific guidance for their review. The Council also requested design recommendations from the Seattle Design Commission. The entire list of conditions and recommendations on the vacation and their satisfaction are attached to this cover letter.

The petitioner has satisfied all the conditions and has paid all fees, including the street vacation fee of \$44,000.00, which is one-half the appraised value of the property, according to an appraisal obtained by Seattle Transportation.

Thank you for your consideration of this legislation. Should you have questions please contact Moira Gray at 684-8272.

Sincerely,



GREG NICKELS
Mayor of Seattle

Enclosure

600 Fourth Avenue, 12th Floor, Seattle, WA 98104-1873

Tel: (206) 684-4000, TDD: (206) 684-5811 Fax: (206) 684-5360, E-mail: mayors.office@ci.seattle.wa.us

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IT IS DUE TO THE QUALITY OF THE DOCUMENT.

**COUNCIL CONDITIONS ON THE ALLEY IN BLOCK 23, SQUIRE'S LAKESIDE
ADDITION (C.F. 299263)**

The City Council granted the vacation subject to the following conditions:

1. The petitioner must provide City Light with an easement or relocate the existing facilities in the area proposed for vacation.

City Light facilities were relocated at the petitioner's expense.

2. If necessary, the petitioner must provide US West (now Qwest), with an easement or relocate existing facilities.

Qwest did not require an easement.

3. The petitioner must provide for all loading, service, delivery, and access to parking on the petitioner's property.

The petitioner designed and built the project to provide for all loading, service, delivery, and access to parking on the petitioner's property.

4. As the project proceeds to development, particular attention shall be paid to drainage requirements. The petitioner shall fully comply with all relevant drainage requirements.

The petitioner fully complied with all relevant drainage requirements. Street and private drains are provided per code.

City Council suggested guidelines to the Design Review Board:

1. Location of Buildings: Buildings should be sited so as to address the sidewalk, with no intervening parking areas.

After community input and the addition of mitigation factors recommended by the Design Commission, the Transportation Committee determined that a revised design, siting the main building away from the Rainier Avenue South sidewalk with intervening parking was acceptable.

2. Pedestrian entrances: The buildings should include pedestrian entry points on both South Genesee Street and Rainier Avenue South or at/near the corner of these two streets.

The largest building of the project has its pedestrian entry point on line with the corner of South Genesee Street and Rainier Avenue South. The coffeehouse has entrances directly on this corner and one at the rear of the store oriented to South Genesee Street.

3. Façade transparency: The façades along both South Genesee Street and Rainier Avenue South should include storefront windows or other façade transparency, if possible.

The façades along both South Genesee Street and Rainier Avenue South include storefront windows and façade transparency. Windows will be changed regularly.

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**COUNCIL CONDITIONS ON THE ALLEY IN BLOCK 23, SQUIRE'S LAKESIDE
ADDITION (C.F. 299263)**

4. Curbcuts: Vehicle access points should be minimized and oriented as far as possible from the corner of South Genesee Street and Rainier Avenue South.

There are no curb cuts on South Genesee Street and one mid-block on Rainier Avenue South.

5. Landscaping: In addition to Code required landscaping, all blank wall areas should be screened with landscaping, and the parking areas should be well landscaped. Street trees should be provided along all street frontages.

All blank wall areas are screened with landscaping, and extra vegetation has been planted in the parking area, including trees and seasonal plantings. Street trees are provided along all street frontages.

6. Metro Bus Stop: The design should respond to the existing bus stop on South Genesee Street by providing additional pedestrian amenities, façade transparency, overhead weather protection or other features.

The project has provided façade transparencies on South Genesee Street as well pedestrian lighting and overhead weather protection.

Seattle Design Commission recommendations:

1. Develop a more extensive landscaping plan that will emphasize the pedestrian environment and reduce the scale of parking area into defined space.

The landscaping plan emphasizes the pedestrian environment by use of contrasting walkway and planters. The scale of the parking area is defined through planted islands separating smaller numbers of cars per area.

2. Consider a larger scale building at the corner of Genesee Street and Rainier Avenue and develop the plaza as a significant public space.

The project built a larger scale building at the corner of South Genesee Street and Rainier Avenue South, increasing the square footage by about 300 feet. The plaza has been developed as a public space through the installation of planters, contrasting walkways, benches, bike racks and banners.

3. Provide street trees along all four sides of the site and greatly increase the number of trees within the landscaping plan.

The project provided more than the required number of street trees along all four sides of the site.

4. Provide more than adequate lighting of the pedestrian and parking areas.

The lighting of the pedestrian and parking areas exceeds minimum standard requirements.

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**COUNCIL CONDITIONS ON THE ALLEY IN BLOCK 23, SQUIRE'S LAKESIDE
ADDITION (C.F. 299263)**

5. Present a landscaping plan indicating additional trees plantings, and pedestrian amenities.

The petitioner submitted a landscaping plan indicating additional tree plantings, and pedestrian amenities.

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EXHIBIT LIST

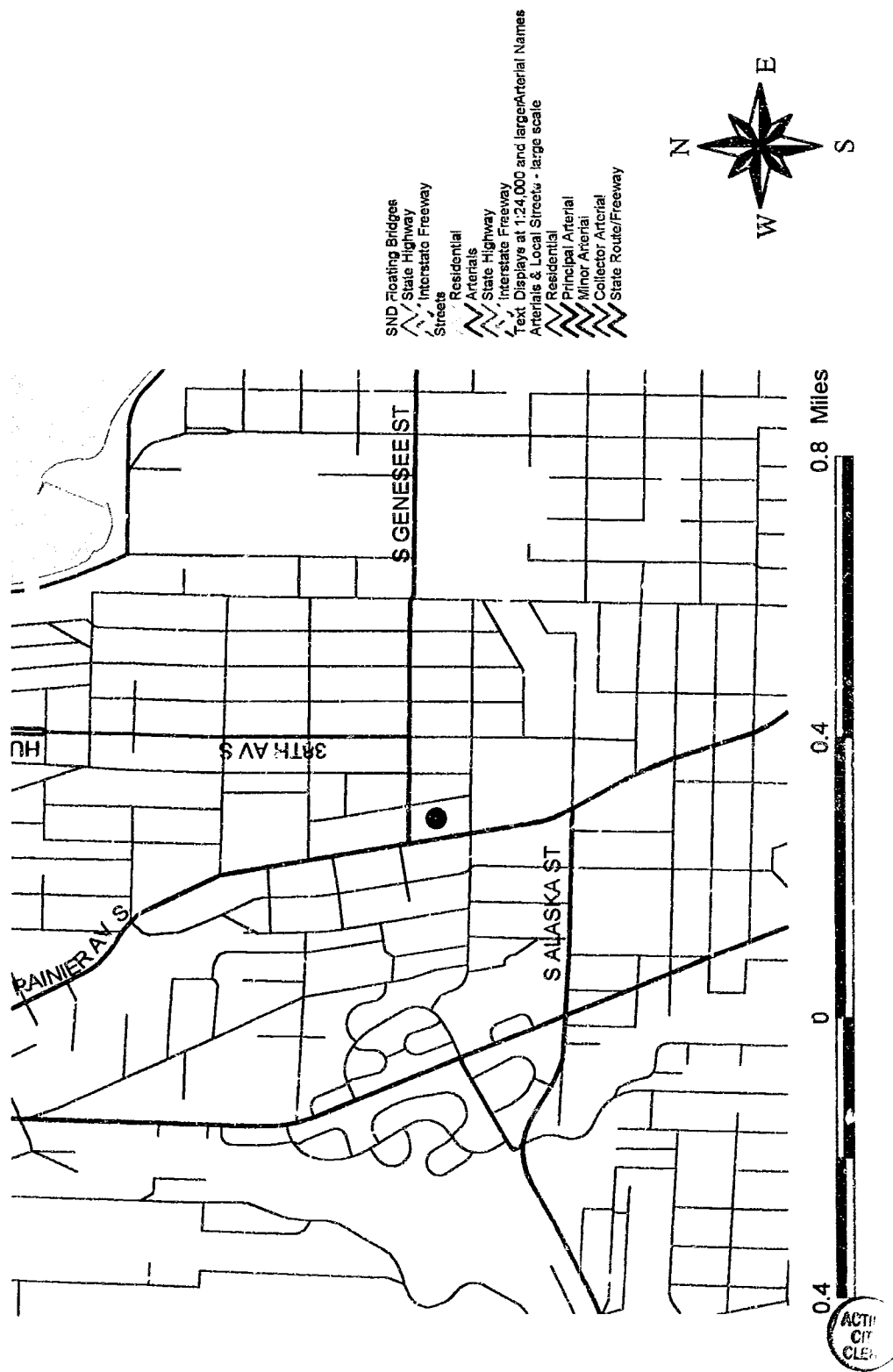
Vicinity Map

Vacation Map

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Block 23 Vacation Clerk File 299263



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2594

36th Ave S

1 2 3 4 5 6 7 8 9 10 11 12 13

ASPH PARKING

GILL CENTION ALMA, HWO, RET.

7" HCLF

UNDEVELOPED AREA

24 TREE

8 TREE

7" HCLF

JOHN INCOLLOE

ASPH PARKING

14

15 16 17 18 19 20 21 22 23 24 25 26

ASPH PARKING

ASPH 1/4 BRICK 1/2 CONC

ASPH 1/2 BRICK 3/4 CONC

ASPH

CONC FILLER

Rainier Ave S

SCALE 1" = 60' KROLL 5"

1/4 SECTION SW/4-24-4

VACATION SKETCH

- P10 W/ LUMINAIRE
- LIGHT POLE
- PP W/ OVERHEAD POWER/TEL LINE

VACATION SKETCH

CITY COMPTROLLER FILE NO. 299263
VACATION PETITION NO. 3726
VALID SIGNATURES INDICATED BY _____
DISPOSITION:
APPRVD _____ DENIED _____ TERMINATED _____
INCOMPLETE SIGNATURES INDICATED BY _____
VACATION ORDINANCE NO. _____ DATE _____
MADE BY ABC CHECKED BY _____ DATE _____

Return Address:

Seattle City Clerk's Office
600 4th Avenue, Room 104
Seattle, WA 98104



Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled)

1. ORDINANCE # 120792

Re - of document.

AN ORDINANCE vacating the alley in Block 23, Squire's Lakeside Addition, on the petition of Gil Centioli.
(Clerk File 299263)

Grantor(s) (Last name first, then first name and initials)

1. City of Seattle

☐ Additional names on page-----of document.

Grantee(s) (Last name first, then first name and initials)

1. N/A

2.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

☐ Additional reference #'s on page -----of document N/A

Assessor's Property Tax Parcel/Account Number: N/A

☐ Assessor Tax # not yet assigned.

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2002 052 1002410

ORDINANCE 120792

AN ORDINANCE vacating the alley in Block 23, Squire's Lakeside Addition, on the petition of Gil Centioli. (Clerk File 299263)

WHEREAS, there has been filed with the City Council the petition of Gil Centioli (Clerk File 299263), for the vacation of the alley in Block 23, Squire's Lakeside Addition, as herein fully described; and

WHEREAS, following a public hearing on said petition, which commenced on January 20th, 1995, said petition was conditionally granted; and

WHEREAS, pursuant to Section 35.79.030, RCW, Seattle Municipal Code Chapter 15.62, the petitioner has paid \$44,000 to the City, which amount is one-half the appraised value of the property approved for vacation, according to an appraisal obtained by the Director of Seattle Transportation;

Now, Therefore;

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That

the alley in Block 23, Squire's Lakeside Addition, as per plat recorded in Volume 11 of Plats, page 50, Records of King County, Washington, being the alley in the block between Rainier Avenue South and 36th Avenue South, from South Genesee Street to South Oregon Street;



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2002 052 1002419

blt23vacord dot
03/28/02
vi.mjs

1 be and the same are hereby vacated; also RESERVING to the City of Seattle the right to
2 make all necessary slopes for cuts or fills upon the above-described property in the
3 reasonable original grading of any rights-of-way abutting upon said property after said
4 vacation.

5 Section 2. This ordinance shall take effect and be in force thirty (30) days from and
6 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
7 (10) days after presentation, it shall take effect as provided by Municipal Code Section
8 1.04.020.

9 PASSED by the City Council of the City of Seattle this 6th day of
10 May, 2002, and signed by me in open session in authentication of its passage
11 this 6th day of May, 2002.

Don Stumborg
President of the City Council

12 Approved by me this 13 day of May, 2002.

Don Stumborg
Mayor

14 Filed by me this 13th day of May, 2002.

Joan E. Darr
City Clerk

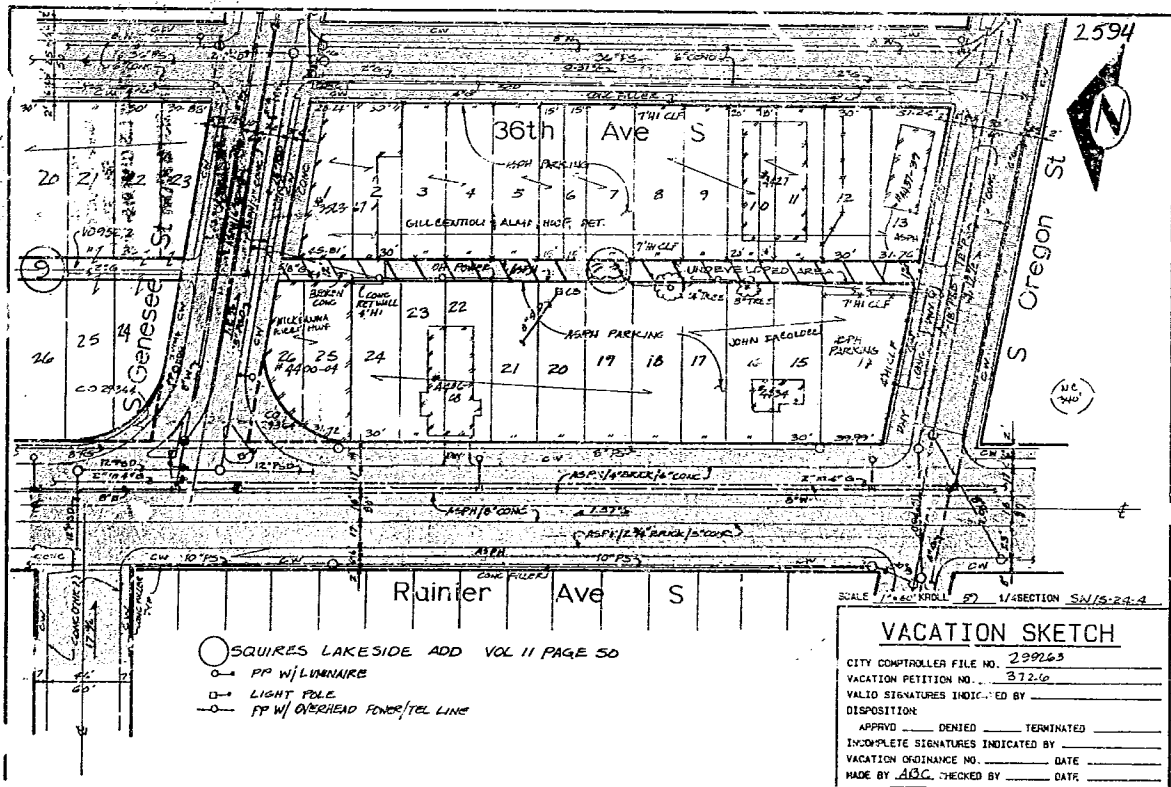
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2002 052 1002410

2002 052 1002415



2002 052 1002410

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STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} ss

I, JUDITH E. PEPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance 120792

ATTEST: AS IT APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
THE SEAL OF THE CITY OF SEATTLE, THIS 20th day of May, 2002

JUDITH E. PEPIN
CITY CLERK

BY: Margaret Carter
DEPUTY CLERK

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STATE OF WASHINGTON - KING COUNTY

--SS.

145245
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

Affidavit of Publication

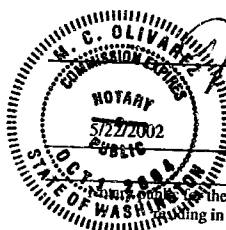
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD#120792

was published on

5/22/2002



Subscribed and sworn to before me on

M. C. Olivarez

Affidavit of Publication

Subscribed and sworn to before me on the State of Washington,
King County, Washington, in Seattle

State of Washington, King County

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City of Seattle

ORDINANCE 120792

AN ORDINANCE vacating the alley in Block 23, Equire's Lakeside Addition, on the petition of Gil Carroll. (Clerk File 299263)

WHEREAS, there has been filed with the City Council the petition of Gil Carroll (Clerk File 299263), for the vacation of the alley in Block 23, Equire's Lakeside Addition, as herein fully described;

WHEREAS, following a public hearing on said petition, which commenced on January 20th, 1993, said petition was conditionally granted; and

WHEREAS, pursuant to Section 35.70.030, RCW, Seattle Municipal Code Chapter 35.70, the petitioner has paid \$44,000 to the City, which amount is one-half the appraised value of the property approved for vacation, according to an appraisal obtained by the Director of Seattle Transportation;

Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That

THE ALLEY IN BLOCK 23, EQUIRE LAKESIDE ADDITION, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 60, RECORDS OF KING COUNTY, WASHINGTON, BEING THE ALLEY IN THE BLOCK BETWEEN RAINIER AVENUE SOUTH AND 36TH AVENUE

SOUTH, FROM SOUTH GENESEE STREET TO SOUTH OREGON STREET,

be and the same hereby vacated; also RESERVING to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any rights-of-way abutting upon said property after said vacation.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.010.

PASSED by the City Council of the City of Seattle this 5th day of May, 2002, and signed by me in open session in authentication of its passage this 5th day of May, 2002.

PETER STEINBRUNN,

President of the City Council.

Approved by me this 13th day of May, 2002.

GREGORY L. NICKLES,

Mayor.

Filed by me this 13th day of May, 2002.

JUDITH E. PIPPIN,

City Clerk.

Published and ordered by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, May, 22, 2002. (5/22/02 452427)

